

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Anderson

State: IN

PJ's Total HOME Allocation Received: \$7,088,294

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 12				
% of Funds Committed	97.96 %	94.69 %	3	93.41 %	85	89	
% of Funds Disbursed	97.68 %	90.29 %	1	84.68 %	98	99	
Leveraging Ratio for Rental Activities	5.63	3.03	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.67 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.22 %	87.64 %	6	68.18 %	84	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.33 %	82.22 %	3	80.32 %	52	58	
% of 0-30% AMI Renters to All Renters***	58.27 %	47.77 %	5	45.16 %	67	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.56 %	98.87 %	7	95.04 %	46	47	
Overall Ranking:			In State:	2 / 12	Nationally:	95 96	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,585	\$18,164		\$26,037	139 Units	76.80 %	
Homebuyer Unit	\$43,305	\$14,805		\$14,755	40 Units	22.10 %	
Homeowner-Rehab Unit	\$15,736	\$15,439		\$20,487	2 Units	1.10 %	
TBRA Unit	\$0	\$2,203		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,781	\$64,985	\$25,625
State:*	\$64,901	\$74,284	\$19,658
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	52.6	20.0	50.0	0.0
Black/African American:	43.1	80.0	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.9	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.7	12.5	50.0	0.0
2 Persons:	16.1	17.5	50.0	0.0
3 Persons:	21.2	27.5	0.0	0.0
4 Persons:	26.3	35.0	0.0	0.0
5 Persons:	4.4	5.0	0.0	0.0
6 Persons:	0.7	2.5	0.0	0.0
7 Persons:	0.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.4	35.0	50.0	0.0
Elderly:	10.9	2.5	50.0	0.0
Related/Single Parent:	43.8	40.0	0.0	0.0
Related/Two Parent:	12.4	22.5	0.0	0.0
Other:	1.5	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.6	0.0 [#]
HOME TBRA:	0.0	
Other:	1.5	
No Assistance:	56.9	

of Section 504 Compliant Units / Completed Units Since 2001 40

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson

State: IN

Group Rank: 95
(Percentile)

State Rank: 2 / 12 PJs

Overall Rank: 96
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	89.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.56	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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